

\$439,900 - 63 Auburn Bay Link Se, Calgary

MLS® #A2092315

\$439,900

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

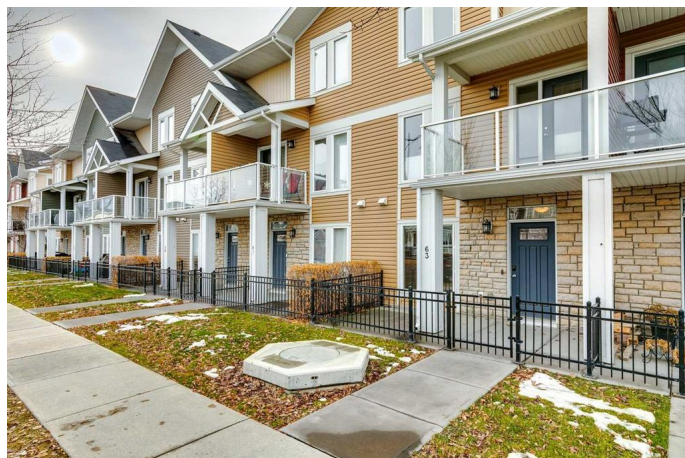
This is a very well maintained one owner home that shows pride-of-ownership throughout. Excellent location with a short walk to the lake entrance, and to the South Hospital Campus.

This home boasts a double master bedroom with 2 ensuite bathrooms, 2 walk-in closets, and a large laundry room up. The middle floor has a great layout with a fully serviced kitchen with granite counter-tops, a sit-up island, gas stove, cork floors, lots of cupboard space, and additional open pantry storage. The middle floor also includes a spacious living & dining rooms all on well maintained hardwood floors. A decent sized balcony off the living room has enough room for a table & chairs and has a gas BBQ hook-up. The main level has a double attached garage off a paved dead-end laneway, and a bonus lower family room that walks out to a fenced courtyard. Mosaic Lakeside is a well maintained & managed condo association with a strong reserve fund, and very affordable condo fees (\$329.11). Public open house scheduled for Saturday Nov 11, noon-2pm.

Built in 2013

Essential Information

MLS® #	A2092315
Price	\$439,900
Sold Price	\$435,000
Bedrooms	2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	63 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0Y6

Amenities

Amenities	Beach Access, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Lane, Cul-De-Sac, Lake, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	November 9th, 2023
Date Sold	November 22nd, 2023
Days on Market	13
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL ESTATE CALGARY
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